

lot 11

### 334-342 Bath Road, Hounslow West Middlesex TW4 7HW

Rent  
**£95,600**  
per annum  
exclusive  
with Two  
Retail Units  
to be Let

Freehold Retail and Residential  
Investment

- Includes five self-contained maisonettes
- Opposite underground station and 2 miles west of Heathrow Airport
- Active management potential
- Highly reversionary
- Nearby occupiers include Barclays Bank, Santander, Boots, Iceland and Pizza Hut
- Situated in a busy retail parade



On behalf of Tim Perkin  
and Mark Creamer  
– Joint LPA Receivers



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**Location**

Miles: 12 miles west of Central London  
Roads: A4, M4, M25  
Rail: West Hounslow (Underground)  
Air: Heathrow Airport (2 miles)

**Situation**

The property is situated in a busy retail parade on the south side of Bath Road (A3006), almost opposite West Hounslow Underground Station and some 450 metres east of its junction with the A4.

**Description**

The property is a SUBSTANTIAL MIXED-USE RETAIL AND RESIDENTIAL BUILDING comprising FOUR RETAIL UNITS on the ground floor and FIVE SELF-CONTAINED MAISONNETTES on the first and second floors. The maisonettes are accessed from both the front and the rear of the property. There is also a SELF-CONTAINED FIRST FLOOR OFFICE SUITE.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
334 & 336 (Ground Rear)	Ground	Retail	282.77 sq m (3,044 sq ft)	<b>VACANT POSSESSION</b>		
334A	First and Second	Residential	Not measured - 3 Rooms	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 08/06/2010	£10,800
336	Ground (Front)	Retail	71.68 sq m (772 sq ft)	<b>HALLOAK TRADING LIMITED</b>	5 years from 11/03/2010	£10,000
336A	First and Second	Residential	Not measured - 3 Rooms	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 07/06/2010	£1,400
338	Ground	Retail	171.23 sq m (1,842 sq ft)	<b>VACANT POSSESSION</b>		
338A	First and Second	Residential	Not measured - 3 Rooms	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 05/06/2010	£10,800
340-342	Ground	Retail	356.26 sq m (3,834 sq ft)	<b>STARNIGHT PROPERTIES LIMITED</b>	18 months from 03/06/2010	£26,000
340A	First and Second	Residential	Not measured - 3 Rooms	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 28/05/2010	£10,800
342	First (Rear)	Office	57.94 sq m (624 sq ft)	<b>DEY PROPERTY MANAGEMENT LIMITED</b>	5 years from 09/09/2009	£5,000
342A	First and Second	Residential	Not measured - 3 Rooms	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy for 1 year from 12/06/2010	£10,800
<b>Totals</b>			<b>939.88 sq m (10,116 sq ft)</b>			<b>£95,600</b>

**For further details please contact:**

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